008.0	0001	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	900,500 /	900,500
					USE VALUE:	900,500 /	900,500
					ASSESSED:	900,500 /	900,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERMUDES PETER A T
Owner 2:	BERMUDES DEBORAH L T
Owner 3:	
Street 1:	19 BELKNAP ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NOCCA GENE -
Owner 2:	-
Street 1:	17 BELKNAP ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,055 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Wood Shingle Exterior and 2517 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5055.000	443,200		457,300	900,500
Total Card	0.116	443,200		457,300	900,500
Total Parcel	0.116	443,200		457,300	900,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.77 | /Parcel: 357.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7021

GIS Ref

GIS Ref

Insp Date 10/06/17

!755!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	443,400	0	5,055.	457,300	900,700	900,700	Year End Roll	12/18/2019
2019	104	FV	343,100	0	5,055.	485,900	829,000	829,000	Year End Roll	1/3/2019
2018	104	FV	343,100	0	5,055.	354,400	697,500	697,500	Year End Roll	12/20/2017
2017	104	FV	320,300	0	5,055.	308,700	629,000	629,000	Year End Roll	1/3/2017
2016	104	FV	320,300	0	5,055.	263,000	583,300	583,300	Year End	1/4/2016
2015	104	FV	284,600	0	5,055.	257,200	541,800	541,800	Year End Roll	12/11/2014
2014	104	FV	284,600	0	5,055.	211,500	496,100	496,100	Year End Roll	12/16/2013
2013	104	FV	296,400	0	5,055.	201,200	497,600	497,600		12/13/2012

PRINT

Date	Time
12/10/20	16:28:45

LAST REV

Date	Time
10/11/19	08:55:09
danam	
755	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOCCA GENE	49667-170		6/26/2007		530,000	No	No		
NOCCA THERESA G	45254-195		5/28/2005	Family	1	No	No		
	15424-338		1/1/1984		20,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	757	Insulate	6,433	C				
5/25/2010	485	Porch	12,000					DEMO 2 STORY PORCH
4/28/2009	274	Manual	300					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	372	PATRIOT
11/6/1999	Inspected	263	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5055		Sq. Ft.	Site		0	80.	1.13	1									457,320						457,300	

Total AC/HA: 0.11605 | Total SF/SM: 5055 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 457,320 | Spl Credit | Total: 457,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08281124
Const Adj.:	0.98000199
Adj $ / SQ:	180.397
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642371
Depreciation:	199135
Depreciated Total:	443236

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

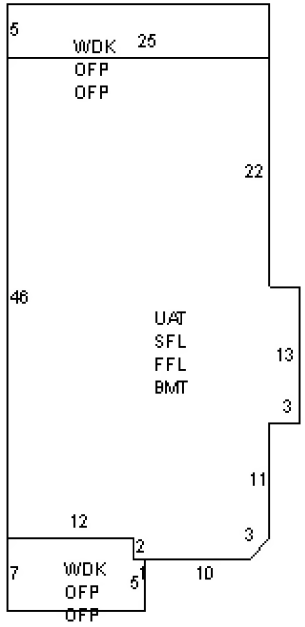
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	180.40
Special Features:	0	Val/Su Net:	96.68
Final Total:	443200	Val/Su SzAd	182.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,213	54.120	65,646
FFL	First Floor	1,213	180.400	218,821
SFL	Second Floor	1,213	180.400	218,821
OFP	Open Porch	428	19.950	8,538
UAT	Upper Attic	303	88.390	26,806
WDK	Deck	214	10.460	2,238

Net Sketched Area: 4,584 | Total: 540,870

Size Ad | 2426 | Gross Are | 5494 | FinArea | 2517

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: